

RECORDED BY  
COUNTY CLERK, TENN.  
4041 KNIGHT-AROLD ROAD  
MEMPHIS, TENN. 38116

E-363 1r

WARRANTY DEED

FRED BALDWIN AND WIFE, CAROLYN BALDWIN GRANTOR  
TO  
THOMAS D. MATTSON AND WIFE, SHIRLEY J. MATTSON GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged FRED BALDWIN AND WIFE, CAROLYN BALDWIN does hereby sell, convey and warrant to THOMAS D. MATTSON and wife, SHIRLEY J. MATTSON as tenants by the entirety with the right of survivorship and not as tenants in common the land in DESOTO County, Mississippi, described as follows, to-wit: Lot 3, JIM CRAIG NORTH ROLLINGS HILLS SUBDIVISION, in the Northwest Quarter of Section 27, Township 2 South, Range 7 West, as per plat thereof of record in Plat Book 10, Page 1, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to FRED BALDWIN AND WIFE, CAROLYN BALDWIN, by Warranty Deed of record in Book 171, Page 638, in said Chancery Clerk's Office.

The Grantors herein, hereby convey to the Grantees all their right, title and interest, in and to the escrow account established in connection with the loan secured by Deed of Trust, recorded in Book 207, Page 155, in the Chancery Clerk's Office, of which Deed of Trust is hereby assumed by the Grantees.

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and their good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated December 16, 1976, and filed for record December 20, 1976, in the Chancery Clerk's Office of DeSoto County, Mississippi, in Book 207, Page 155, and note of even date thereby secured, in the original principal amount of \$38,750.00, payable to Mortgage Corporation of the South, which the debt the Grantees herein assumes and agrees to pay as part payment of the purchase price.

The Grantees further hereby assumes the obligations of FRED BALDWIN AND WIFE, CAROLYN BALDWIN, under the terms of the instruments creating the loan to indemnify the VETERANS ADMINISTRATION to the extent of any claim payment arising from the guaranty or insurance of the indebtedness as above mentioned.

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1985 to be pro-rated between the parties.

Witness the signature of the Grantor this the 18th day of January 19 85.

Property address: 1788 Getwell Road North  
Nesbit, Miss. 38651

Fred Baldwin  
FRED BALDWIN

SELLERS ADDRESS: 1831 Tad Cove  
Southaven, Ms. 38671

Carolyn Baldwin  
CAROLYN BALDWIN

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me \_\_\_\_\_, the undersigned \_\_\_\_\_ in and for said County, the within named FRED BALDWIN and CAROLYN BALDWIN his wife, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 18th day of January

My Commission Expires: My Commission Expires March 4, 1986

Robert J. Leflin  
NOTARY PUBLIC  
SHELBY COUNTY, TENN.  
1985

Filed @ 1:45 PM, 23 Jan, 1985  
Recorded in Book 176 Page 27  
H. G. Ferguson, Clerk